



# City of Columbia, Missouri

## Meeting Agenda

### Planning and Zoning Commission

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Thursday, October 6, 2016  
7:00 PM

Regular Meeting

Council Chambers  
Columbia City Hall  
701 E. Broadway

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- I. CALL TO ORDER
- II. APPROVAL OF AGENDA
- III. APPROVAL OF MINUTES

Attachments: [September 22, 2016](#)

#### IV. SUBDIVISIONS

##### Case # 16-206

A request by Hinshaw Family Partnership, L.P. (owner) to consolidate three lots into a single lot by a replat to be known as "Anthony's Addition Plat 2". The 0.91-acre subject site is located on the northeast corner of Anthony and Dorsey Streets, and is addressed 1401, 1405 & 1407 Anthony Street.

Attachments: [Staff Report to Planning and Zoning Commission](#)  
[Locator maps](#)  
[Final Plat](#)

##### Case # 16-207

A request by Hinshaw Family Partnership, L.P. (owner) for approval of a one-lot replat to be known as "Replat of Lot 3 of the Revised Plat of Cunningham Place, and Lots 1, 2 & 3 of Mitchell Court, Columbia, Missouri". The 0.778-acre subject site is located on the east side of College Avenue, approximately 350 feet south of Paris Road, and is addressed 404 & 408 N College Avenue.

Attachments: [Staff Report to Planning and Zoning Commission](#)  
[Locator maps](#)  
[Final Plat](#)

**V. PUBLIC HEARINGS & SUBDIVISIONS****Case # 16-178**

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. and Glen Smith Trust and Lillie Beatrice Smith (owners) to annex 90.8 acres into the City of Columbia, and to permanently zone the property R-1 (One-family Dwelling District). The subject site is located at the the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Corresponance from the Public](#)

**Case # 16-179**

A request by Crockett Engineering Consultants (agent) on behalf of Tompkins Homes & Development, Inc. (applicant) for approval of a 138-lot preliminary plat to be known as "Breckenridge Park", pending annexation, with an associated variance to Section 25-53 regarding single-family driveways on collector streets. The subject site is located at the western terminus of Smith Drive, approximately 3,000 feet west of Scott Boulevard.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Preliminary Plat](#)  
[Variance Worksheet](#)  
[Map - CATSO MRP](#)  
[Approved CATSO Minutes May 26 2016](#)  
[Archaeological Survey](#)  
[Correspondence from Public - MU](#)

**Case # 16-196**

A request by JR2 Development, LLC (owner) to annex land into the city and designate R-1 (One-Family Dwelling District) as permanent City zoning. The 28.84-acre property is located on the west side of Highway PP, and is addressed 3891 North Highway PP.

**Attachments:** [Staff report to Planning and Zoning Commission](#)  
[Locator maps](#)

**Case # 16-197**

A request by JR2 Development, LLC (owner) for approval of a 78-lot preliminary plat of R-1 (One-Family Dwelling District) zoned land (pending approval of a concurrent request for annexation and zoning). The 28.84-acre subject site is located on the west side of Highway PP, and is addressed 3891 N Highway PP.

**Attachments:** [Staff Report to Planning and Zoning Commission](#)  
[Locator Maps](#)  
[Preliminary Plat](#)  
[Correspondence from Applicant](#)  
[Correspondence from Public](#)

- VI. COMMENTS OF THE PUBLIC**
- VII. COMMENTS OF THE STAFF**
- VIII. COMMENTS OF THE COMMISSION**
- IX. NEXT MEETING DATE - October 20, 2016 @ 6 pm**
- X. ADJOURNMENT**

Members of the public may attend any open meeting. For requests for accommodations related to disability, please call 573-874-7214. In order to assist staff in making the appropriate arrangements for your accommodation, please make your request as far in advance of the posted meeting date as possible.